



---

## **FREDERICK COUNTY PLANNING COMMISSION**

### **February 12, 2020**

---

**TITLE:** **SECU Saul Center**

**FILE NUMBER:** **SP-98-36, AP19836, APFO19837, FRO 19838**

**REQUEST:** **Site Development Plan Approval**

The Applicant is requesting Site Plan approval to construct a new 2,128 square foot State Employees Credit Union on the last pad site in the Westview South Saul Center.

**PROJECT INFORMATION:**

ADDRESS/LOCATION: 5120 Buckeystown Pike  
TAX MAP/PARCEL: Tax Map 86, Parcels 296  
COMP. PLAN: Mixed Use Development (MXD)  
ZONING: Mixed Use Development (MXD)  
PLANNING REGION: Frederick  
WATER/SEWER: W-1/S-1

**APPLICANT/REPRESENTATIVES:**

APPLICANT: State Employees Credit Union of Maryland (SECU)  
OWNER: Westview Village Center LLC  
ENGINEER: Bohler Engineering

**STAFF:** Jerry Muir, Principal Planner I

**RECOMMENDATION:**

Conditional Approval

**ATTACHMENTS:**

Exhibit 1 – Rendered Site Plan  
Exhibit 2 –Modification Letter  
Exhibit 3 - Elevations

## STAFF REPORT

### ISSUE

The Applicant is requesting Site Plan approval to build a new 2,128 SF State Employees Credit Union on a .55 acre pad site within the Saul Center at Westview South. The proposed use (bank) is a principal permitted use in the Mixed Use Development (MXD) Zoning District subject to site development plan approval.

The Site will utilize the existing center entrances for access, along with the internal shared drive aisles.

**Figure 1: Site Vicinity Map – Aerial Image**



**SECUC Saul Center – Site Plan**

February 12, 2019

Page 2 of 10

## **BACKGROUND**

**Development History:** The shopping center was approved for construction in 1998. The pad sites have been developed over time, the last site prior to this plan was Wendy's Restaurant, which was approved in Feb. of 2019. This is the last remaining pad site.

**Existing Site Characteristics:** The Saul Center has been fully developed with the exception of this last pad site. .

**Surrounding Land Uses:** The Site is surrounded by a mix of existing general commercial uses within the Saul Center and light industrial uses across Buckeystown Pike.

## **ANALYSIS**

### **Summary of Development Standards Findings and Conclusions**

The site plan meets all dimensional and bulk standards, parking, lighting, and landscape requirements; the Applicant has requested **one modification** discussed later in this report.

### **Detailed Analysis of Findings and Conclusions**

Site Development Plan Approval shall be granted based upon the criteria found in §1-19-3.300.4 Site Plan Review Approval Criteria of the Frederick County Zoning Ordinance.

**Site Development §1-19-3.300.4 (A):** *Existing and anticipated surrounding land uses have been adequately considered in the design of the development and negative impacts have been minimized through such means as building placement or scale, landscaping, or screening, and an evaluation of lighting. Anticipated surrounding uses shall be determined based upon existing zoning and land use designations.*

### **Findings/Conclusions**

- 1. Dimensional Requirements/Bulk Standards:** The proposed Site Development Plan adheres to the lot dimensions and setbacks established for this MXD development by the Planning Commission at the Phase II stage of approval per Section 1-19-10-500.

The approved and proposed setbacks for the facility are the following:

	<b>Approved</b>	<b>Proposed</b>
Lot Area	11.6 acres	NA
Lot Width	1200'	NA
Front Yard	25' from ROW	43' to building 25' to canopy
Side Yard	15' from parcel boundary	320'
Rear Yard	NA	
Max Building Height	60'	21.7'

**The Plan needs to be revised prior to signature to reflect the above**

2. **Signage §1-19-6.300:** The Shopping Center has an overall signage allotment approved at original site plan approval in 1998. Nominally, the bank would be allowed 85 SF of signage per the calculation of 10 X the frontage square root. However, as the last pad site in the center, the bank is allotted only the amount of signage still available from the original pool, which is 40.5 SF of signage. They propose 40 SF, which is in conformance with the allotment.

3. **Landscaping & Screening §1-19-6.400**

The proposed on-site landscaping is in conformance with the zoning requirements. The planting area is adequate and the landscaping consists largely of native species. Parking area landscaping/street tree requirements were met with the approval of the existing site plan, #SP 98-36 and those standards are maintained, and slightly enhanced, in this development of the Site. The planting schedule follows the standard plant varieties and sizes that have been previously approved by the Planning Commission. Shade trees are placed in such a way as to shade parking spaces, the loading area, and additional screening has been added along the drive thru aisle.

The applicant has provided an exhibit showing their additional tree plantings shade the parking areas in excess of the 20% canopy required. **The exhibit must be attached to the site plan prior to final approval.**

A total of five street trees are required for the 154 linear feet of road frontage on Buckeystown Pike and five are provided.

4. **Lighting §1-19-6.500:** The Applicant proposes to light the Site with a combination of building and canopy mounted lights approximately 16' in height and three pole lights, two of which are being relocated from their current locations and one added along the drive through aisle which will all be 16.2' to point of illumination. While 14' is the normal height limit in an MXD zone, the poles to be moved and the new pole all match the lighting throughout the Center and therefore staff has no objection since the height was previously approved. There is some minor area of light spillage above the 0.50 foot candle threshold shown on the photometric plan into the MD 85 (Buckeystown Pike) right-of-way. However, given the commercial nature of the area and the fact the spillage occurs in a green area of the right-of-way and helps to illuminate a sidewalk, staff has no objection to this. **A modification request to the Planning Commission has been submitted by the Applicant for exceeding the 0.50 foot candle requirement at the property line. Staff has no objection to this additional lighting at these commercial entrances.**

***Transportation and Parking §1-19-3.300.4 (B):*** *The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities. Evaluation factors include: on-street parking impacts, off-street parking and loading design, access location and design, vehicular, bicycle, and pedestrian circulation and safety, and existing or planned transit facilities.*

## **Findings/Conclusions**

### **1. Access/Circulation & Pedestrian Circulation and Safety §1-19-6.220 (G):**

As the last pad site in the center, patterns of interconnectivity are already established throughout the site by the drive aisles and parking areas.

Pedestrian access will be facilitated by the construction of new sidewalk that ties into the existing sidewalk along the entrance drive. Nearby bicycle accommodation is excellent with the adjacent Ballenger Creek Trail and the forthcoming MD 85 bike lanes being constructed by MDOT SHA, as part of the MD 85 Phase 1 improvements.

**Connectivity §1-19-6.220 (F):** The plan provides interconnectivity as noted above.

**Public Transit:** The Site has close proximity to two TransIT lines: the Route 85 Shuttle (runs limited hours Monday through Friday) and the #10 Mall-to-Mall Connector, which includes stops well within a ½ mile of the site.

### **3. Vehicle Parking §1-19-6.220:** Parking standards are established for Commercial Uses in the Zoning Ordinance with the requirements as follows:

Parking spaces required: 1 space per 150 SF of bank floor area. This would require 15 parking spaces to be provided for this building's 2,128 SF. The Applicant shows 13 on their plan immediately adjacent to the building but has provided a section of the Saul Center lease agreement which allows all tenants common use of parking and drive aisles. Staff believes the large and somewhat isolated common parking field directly across from the bank will easily accommodate any additional parking if ever required. The entire shopping center requires 559 spaces and 632 are provided.

### **4. Loading §1-19-6.210.B:** One required small loading space is shown on the plan.

### **5. Bicycle Parking §1-19-6.220 (H):** In accordance with Z.O. § 1-19-6.220, one bike rack is required and provided.

**Public Utilities §1-19-3.300.4 (C):** *Where the proposed development will be served by publicly owned community water and sewer, the facilities shall be adequate to serve the proposed development. Where proposed development will be served by facilities other than publicly owned community water and sewer, the facilities shall meet the requirements of and receive approval from the Maryland Department of the Environment/Frederick County Health Department.*

## **Findings/Conclusions**

### **1. Public Water and Sewer:** The Site is classified as W-1, S-1 with existing service for public water and sewer immediately adjacent to the lot.

**Natural features §1-19-3.300.4 (D):** *Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.*

### **Findings/Conclusions**

1. **Topography:** Site has been mass graded.
2. **Vegetation:** No vegetation of note currently exists on-site.
3. **Sensitive Resources:** No constrained soils, floodplains, or wetlands are present on the Site.
4. **Natural Hazards:** No FEMA floodplain is identified on the Site.

### **Other Applicable Regulations**

**Stormwater Management – Chapter 1-15.2:** A combined SWM concept/ development/ improvement Plan has been submitted and is conditionally approved for this Application.

**APFO – Chapter 1-20:** Per 1-20-8 (D)(5), This development met the requirements of APFO at preliminary plat and is therefore exempt from further APFO testing at site plan (1-20-7E).

**Forest Resource – Chapter 1-21:** The property was previously mitigated by the recordation of forest conservation easements for the Saul Center. The property contains no forest and no specimen trees (trees 30" or greater in diameter).

**Shopping Centers Chapter 1-19-8.460:** This section pertains to the establishment of the overall shopping center and it's the requirements were resolved years ago. There is a provision in the Ordinance for architectural compatibility and this has been reviewed by a County staff architect and found sufficient. Exhibit 3 illustrates the elements of the center used for this sites design.

### **Summary of Agency Comments**

<b><i>Other Agency or Ordinance Requirements</i></b>	<b><i>Comment</i></b>
<b><i>Public Works Development Review (PWDR):</i></b>	Approval
<b><i>Development Review Planning:</i></b>	Approval
<b><i>DUSWM:</i></b>	Approval
<b><i>Street Name Review</i></b>	Approved
<b><i>Health Dept.</i></b>	Approved
<b><i>Office of Life Safety</i></b>	Approval
<b><i>Traffic Engineering</i></b>	Approved
<b><i>APFO</i></b>	Approval
<b><i>FRO</i></b>	Approval

## **Recommendation**

Staff has no objection to conditional approval of this site development plan. If the Planning Commission conditionally approves the site development plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval (valid through February 12, 2023).

Based upon the findings, conclusions, and modification as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning and FRO requirements once the following modifications are granted and conditions met:

### **Modification requested by the Applicant for approval:**

Section 1-19-6.500D: Applicant requests a modification to be allowed to exceed the 0.5 foot candles of lighting at the property line in the area along MD 85 (Buckeystown Pike).

### **Staff-proposed conditions of approval:**

1. Address all agency comments as the plan proceeds through to completion.
2. Adjust the site setbacks as noted to match the MXD approval.
3. Add the canopy exhibit to the site plan.

## **PLANNING COMMISSION ACTION**

### **MOTION TO APPROVE**

I move that the Planning Commission **APPROVE** SP-98-36 (AP #19836), based upon the modifications and conditions as listed in the staff recommendations for the proposed SECU, as based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.



EXHIBIT 1  
Rendered Site Plan



ILLUSTRATIVE SITE PLAN  
WESTVIEW PROMENADE SHOPPING CENTER

**BOHLER**



## EXHIBIT 2 Modification Letter



901 Dulaney Valley Road, Suite 801  
Towson, MD 21204  
410.821.7900

Frederick County  
Division of Permitting and Development Review  
30 North Market Street  
Frederick, Maryland 21701

January 27, 2020

Re: Modification Request  
SECU Frederick  
Westview South - Saul Center  
Frederick County, MD  
File # SP9836  
Project #19836  
BEPN #MD192063

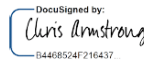
To Whom It May Concern:

Bohler Engineering VA, LLC (Bohler) on behalf of its Client, SECU, is seeking a modification to the regulation pursuant to Section 1-19-6.500(D) of the Frederick County Code of Ordinances, which stipulates that "lighting shall not exceed 0.50 foot-candles as measured from the property line." The proposed standard canopy lights for the SECU drive-thru facility provide a maximum of 0.90 foot-candles at the property line along Buckeystown Pike. This spillage does not impact other properties, only the green area in the public right-of-way.

In light of the aforesaid, it is our contention that the above modification should be granted. We would respectfully request your confirmation of the same.

If you should have any questions or require additional information, please do not hesitate to contact our office at (410) 821-7900.

Sincerely,  
**BOHLER ENGINEERING VA, LLC**

DocuSigned by:  
  
04408524F216437

Chris Armstrong, P.E.  
Project Manager

H:\19\MD192063\Administrative\Letters\2020-01-27 Frederick County Modification Letter for Light Spillage.doc

[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

Exhibit 3  
Elevation



Secu Frederick - Front View

Secu Frederick  
PROJECT # 19054

N.T.S.  
09/10/2019

MATERIAL PHOTOS ARE TAKEN FROM  
SHOPPING CENTER SITE VISIT OF 9/6/2019.

A

H

S

a

AMMON HEISLER SACHS  
architects

300 West Pratt Street - Suite 275  
Baltimore, MD 21201

P: 410.752.3510  
F: 410.752.8358